128.0	0001	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,099,400	/	1,099,400
USE VALUE:	1,099,400	/	1,099,400
ASSESSED:	1,099,400	/	1,099,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARCOMA PETER J & LAUREN M
Owner 2:	
Owner 3:	
Street 1:	30 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STORCH STEVEN B--ETAL -
Owner 2:	LENOX KATHRYN J -
Street 1:	30 ROBBINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,428 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Clapboard Exterior and 2742 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6428.000	609,100		490,300	1,099,400
Total Card	0.148	609,100		490,300	1,099,400
Total Parcel	0.148	609,100		490,300	1,099,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.02 | /Parcel: 401.0

Legal Description

User Acct

82699

GIS Ref

GIS Ref

Insp Date

11/08/08

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0001-0017.0

!9990!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	307,800	0	6,428.	490,300	798,100	798,100	Year End Roll	12/18/2019
2019	101	FV	249,100	0	6,428.	459,600	708,700	708,700	Year End Roll	1/3/2019
2018	101	FV	249,100	0	6,428.	380,000	629,100	629,100	Year End Roll	12/20/2017
2017	101	FV	249,100	0	6,428.	349,300	598,400	598,400	Year End Roll	1/3/2017
2016	101	FV	249,100	0	6,428.	318,700	567,800	567,800	Year End	1/4/2016
2015	101	FV	235,800	0	6,428.	312,500	548,300	548,300	Year End Roll	12/11/2014
2014	101	FV	235,800	0	6,428.	290,500	526,300	526,300	Year End Roll	12/16/2013
2013	101	FV	235,800	0	6,428.	276,400	512,200	512,200		12/13/2012

PRINT

Date	Time
12/11/20	00:21:48

LAST REV

Date	Time
06/01/20	11:33:21

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9990

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STORCH STEVEN B	1458-145		8/26/2014		670,000	No	No		
	1024-21		12/1/1986		1	No	No		F

USER DEFINED

Prior Id # 1:	82699
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2019	461	Addition	498,000	O				
1/29/2015	102	New Wind	16,150					Replace existing w
9/12/1995	533		19,568					REMODEL BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2015	Permit Insp	PC	PHIL C
11/8/2008	Meas/Inspect	345	PATRIOT
12/2/1999	Meas/Inspect	243	PATRIOT
7/10/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6428		Sq. Ft.	Site		0	80.	0.95	9									490,271						490,300	

Total AC/HA: 0.14757 | Total SF/SM: 6428 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 490,271 | Spl Credit | Total: 490,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Very Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.09164035
Const Adj.:	0.99989998
Adj $ / SQ:	141.899
Other Features:	104962
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	682880
Depreciation:	73751
Depreciated Total:	609129

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	M
Totals			
1	10	4	

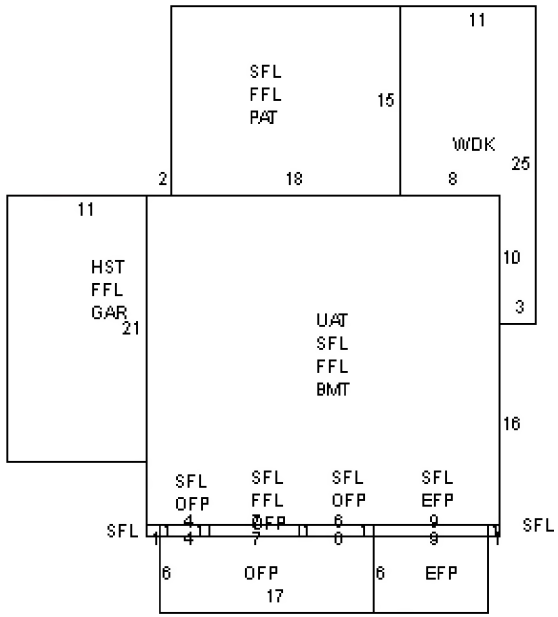
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	188.73
Special Features:	0	Val/Su Net:	146.21
Final Total:	609100	Val/Su SzAd	256.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,236	141.900	175,387
SFL	Second Floor	1,026	141.900	145,588
BMT	Basement	728	59.920	43,619
PAT	Patio	270	3.640	982
GAR	Garage	231	25.820	5,964
WDK	Deck	195	11.130	2,170
UAT	Upper Attic	182	56.760	10,330
OFP	Open Porch	119	30.360	3,613
	Net Sketched Area:	4,166	Total:	408,479
Size Ad	2377.5	Gross Are	4827	FinArea 2742

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	